

7-13-78

EXHIBIT "A"

6693

Loan Account # 1111

Approved WKS
Date 6-20-78

DEED OF TRUST

Rec'd for Record June 28 19 78 At 12 O'clk P M Same Day Recorded & Ex'd per Charles C. Koller, CLK

THIS PURCHASE MONEY DEED OF TRUST is made this 28th day of June 1978, among the Grantor, (s) Willard E. Wells and Patsy Wells, his wife, (herein "Borrower"), Robert J. Schultze and Raymond A. Brookhart, (herein "Trustee"), and the Beneficiary, LOYOLA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is Charles and Preston Streets, Baltimore, Maryland 21201 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the Ballenger Election District of Frederick County, State of Maryland:

Being known and designated as Lot No. 26 in Section III on the Plat of Windsor Estates, said plat being recorded in Plat Book #5, folio 105, one of the Plat Records of Frederick County, Maryland.

BEING all of that real estate conveyed unto the grantors herein by deed of even date herewith and recorded among the Land Records of the aforesaid County just prior hereto.

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The sum secured is in whole or in part the purchase money for the above described real estate.

which has the address of Route 9, Box 144, Windsor Estates S/D., Frederick Maryland 21701 (Street) (City) (State and Zip Code) (herein "Property Address");

The aforesaid property having been purchased in whole or in part with the sums secured hereby.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

1700

To SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated June 28, 1978 (herein "Note"), in the principal sum of Fifty-three Thousand One Hundred (\$53,100.00) Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2008; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

TRUE COPY TEST

Charles C. Koller
CLERK

Exhibit "A": filed July 30, 1979